

004.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

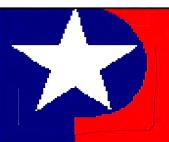
924,100 / 924,100

USE VALUE:

924,100 / 924,100

ASSESSED:

924,100 / 924,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
8-10		BROOKS AVE, ARLINGTON	

**OWNERSHIP**

Unit #:

Owner 1: KELLER SABINE	
Owner 2: WARD DAVID J	
Owner 3:	

Street 1: 115 SAINT ROSE ST

Street 2:

Twn/City: JAMAICA PLAIN

St/Prov: MA Cntry: Own Occ: N

Postal: 02130 Type:

**PREVIOUS OWNER**

Owner 1: SOSA DANIELA/KELLER SABINE -

Owner 2: -

Street 1: 8 BROOKS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,073 Sq. Ft. of land mainly classified as Two Family with a Multi- Tnh's Building built about 1941, having primarily Wood Shingle Exterior and 2320 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5073	Sq. Ft.	Site			0	80.	1.13	1									457,751						457,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5073.000	466,300		457,800	924,100		3695
							GIS Ref
							GIS Ref
							Insp Date
							11/04/17

Total Card	0.116	466,300		457,800	924,100	Entered Lot Size
Total Parcel	0.116	466,300		457,800	924,100	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	398.32	/Parcel:	398.3	Land Unit Type:
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	466,500	0	5,073.	457,800	924,300	924,300	Year End Roll	12/18/2019
2019	104	FV	407,800	0	5,073.	486,400	894,200	894,200	Year End Roll	1/3/2019
2018	104	FV	406,900	0	5,073.	354,800	761,700	761,700	Year End Roll	12/20/2017
2017	104	FV	382,900	0	5,073.	309,000	691,900	691,900	Year End Roll	1/3/2017
2016	104	FV	382,900	0	5,073.	263,200	646,100	646,100	Year End	1/4/2016
2015	104	FV	322,700	0	5,073.	257,500	580,200	580,200	Year End Roll	12/11/2014
2014	104	FV	322,700	0	5,073.	211,700	534,400	534,400	Year End Roll	12/16/2013
2013	104	FV	334,800	0	5,073.	201,400	536,200	536,200		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOSA DANIELA/KE	57004-109		6/17/2011	Convenience	99	No	No		
MAAYAN JONATHAN	33360-320		7/25/2001		466,000	No	No		
TURK MICHAEL	27440-117		6/30/1997		258,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2005	21	Redo Bat	2,000			G6	GR FY06	2nd or 3rd fir bat
3/25/2004	209	Renovate	19,000					install 3 wind./ne
12/2/2002	1015	Redo Bat	12,000					RE-DO BATH/BEDROOM
10/10/2001	748	Alterati	9,625	C				ADD CATHEDRAL CEIL
8/18/1997	490		3,000					ADD REAR WDK

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Meas/Inspect	372	PATRIOT
2/22/2005	Permit Visit	BR	B Rossignol
10/26/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/26/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 14 - Multi-TnHs				Full Bath: 1	Rating: Good			SCUTTLE HOLE. OF = WHIRLPOOL.															
Sty Ht: 3 - 3 Story				A Bath:	Rating:																		
(Liv) Units: 2	Total: 2			3/4 Bath: 2	Rating: Good																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall: 5 - Asbestos	30%			OthrFix: 1	Rating: Good																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid   Desc: Line 1   # Units: 1															
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:	Rating:			Other															
<b>GENERAL INFORMATION</b>				WSFlue: 2	Rating: Average			Upper															
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1941	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G4	Fact: .			Floor:				Totals	RMs: 11	BRs: 5	Baths: 1	HB											
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	5	2												
Avg Ht/FL: STD				Functional:				Additions:	1	6	3												
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:															
Sec Int Wall:	%			Special:				Baths: 2005															
Partition: T - Typical				Override:				Plumbing:															
Prim Floors: 3 - Hardwood				<b>CALC SUMMARY</b>				Electric:															
Sec Floors:	%			Basic \$ / SQ:	140.00			Heating:															
Bsmnt Flr: 12 - Concrete				Size Adj.: 1.10258615				General:	2	11	5												
Subfloor:				Const Adj.: 0.96530199				<b>COMPARABLE SALES</b>															
Bsmnt Gar:				Adj \$ / SQ: 149.006				Rate	Parcel ID	Typ	Date	Sale Price											
Electric: 3 - Typical				Other Features: 128700																			
Insulation: 2 - Typical				Grade Factor: 1.10																			
Int vs Ext: S				NBHD Inf: 1.00000000																			
Heat Fuel: 2 - Gas				NBHD Mod:																			
Heat Type: 5 - Steam				LUC Factor: 1.00																			
# Heat Sys: 2				Adj Total: 572906																			
% Heated: 100		% AC:		Depreciation: 106561																			
Solar HW: NO	Central Vac: NO			Deprecated Total: 466346																			
% Com Wall:	% Sprinkled:																						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 004-0-0001-0010.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
																				<b>AssessPro Patriot Properties, Inc</b>			
More: N					Total Yard Items:													Total:					
																							